

ORDINANCE NO. 1092

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING TITLE 20 OF THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE TO ADOPT THE GOALS, POLICIES AND IMPLEMENTATION OF THE GROWTH MANAGEMENT PROGRAM IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE POLICY ADVISORY COMMISSION.

---

WHEREAS, the City Council authorized creation of a citizens' committee to study the problems attendant with Redmond's attempt to help develop a suggested plan for effective management of the potential growth of said city, and

WHEREAS, the Policy Advisory Commission held a series of hearings and upon completion of said hearings made their recommendations to the City Council, and

WHEREAS, the City Council at a regular public meeting reviewed the recommendations of the Policy Advisory Commission and adopted the same, now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Section 20A.60.000 of the Redmond Municipal Code and Community Development Guide entitled Definitions is hereby supplemented by adding the definition of semi-rural to read as follows:

20A.60.000 DEFINITIONS

Semi-Rural The City of Redmond is described as being a "semi-rural" community. In an attempt to define "semi-rural", citizens and policy-makers of Redmond have enumerated characteristics that contribute to a semi-rural environment. These characteristics include:

- . agricultural uses
- . open spaces
- . trees and wooded lots
- . trails
- . limited public services and facilities in low-density areas
- . development setback and buffered from adjoining streets and neighborhoods
- . maintenance of natural water courses and stream beds

- . the preservation of historical buildings, landmarks and sites

Section 2. Section 20B.10.020(05) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20B.10.020(05) Policy - Preserve Redmond's natural environment by minimizing the alteration of natural land features by methods including strict regulation of grading, filling and clearing.

Section 3. A new Section 20B.10.030(65) is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20B.10.030(65) Policy - Encourage preservation and enhancement of Redmond's semi-rural characteristics seen as agricultural uses, open pastures and farm animals by allowing necessary supportive services and facilities.

Section 4. A new Section 20B.10.030(70) is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20B.10.030(70) Policy - Encourage the continuance of agricultural uses through the use of such incentives as limiting the extension of services in agricultural areas and developing special tax incentives with the cooperation of King County.

Section 5. A new Section 20B.10.030(75) is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20B.10.030(75) Policy - Remove incentives that would encourage the conversion of agricultural lands to alternative uses.

Section 6. Section 20B.15.010 of the Redmond Municipal Code and Community Development Guide is hereby amended by adding to said section a third paragraph to read as follows:

20B.15.010 CHARACTER AND DESIGN PROFILE

AESTHETICS

The citizens and policy-makers of the City of Redmond have expressed a desire to maintain the many semi-rural characteristics in our rapidly changing community. As a result, goals and policies have been distributed throughout the Community Development Guide to preserve agricultural uses, open spaces, farm activities, valuable natural features and historical buildings that lend itself to a semi-rural character. In addition, an effort has been made to make careful

decisions about the extension of community facilities and services, and the growth of City boundaries.

Section 7. A new Section 20B.15.020(30) is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20B.15.020(30) Policy - Preserve Redmond's character by maintaining significant trees, tree lines, and wooded lots to the maximum extent possible through the regulation of clearing prior to development.

Section 8. The statement of Goal in Section 20B.15.040 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20B.15.040 COMMUNITY GOAL

Preserve Redmond's semi-rural and open space characteristics.

Section 9. Section 20B.15.040(05) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20B.15.040(05) Policy - Establish a City historic commission that will establish development criteria for a City register of buildings, landmarks, and sites of historical value and will coordinate their efforts with both state and federal registrars.

Section 10. A new Section 20B.15.040(15) is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20B.15.040(15) Policy - Encourage rehabilitation of historical buildings in a manner which is consistent with the old town character of the area.

Section 11. A new Section 20B.15.040(20) is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20B.15.040(20) Policy - Allow flexibility in zoning and building code requirements to encourage the preservation and rehabilitation of buildings of historical value.

Section 12. A new Section 20B.15.040(25) is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20B.15.040(25) Policy - Develop design criteria for landscaping and development requirements which would provide a transition between urban and rural uses where they occur on major arterials.

Section 13. A new Section 20B.15.040(30) is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20B.15.040(30) Policy - Encourage, through the citizen participation process, the development of neighborhood plans which would address: design criteria for future development, community facilities and services, parks, recreation, and open space, transportation, and land use.

Section 14. Section 20B.30.020(35) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20B.30.020(35) Policy - Provide for multi-family densities in or near major commercial and employment centers, when consistent with open space and agricultural land goals and policies.

Section 15. A new Section 20B.30.020(50) is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20B.30.020(50) Policy - Encourage cooperation with developers and develop incentives that will add to the increased production of low and moderate priced housing.

Section 16. A new Section 20B.40.030(25) is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20B.40.030(25) Policy - Provide convenience shopping centers in outlying areas to reduce travel distance and promote energy conservation.

Section 17. The statement of Community Goal contained in Section 20B.50.040 of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20B.50.040 COMMUNITY GOAL

Open space is an important component of Redmond's character and the City should provide for an open space system within and between neighborhoods. An open space system includes the following:

- . fragile and valuable elements such as natural drainage features and areas unsuitable for development due to natural hazards;
- . forest, agricultural, and fisheries resources;
- . physical and/or visual buffers within and between areas of urban development;
- . outdoor recreation areas, including passive and resource parks and trails.

Section 18. A new Section 20B.50.040(25) is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20B.50.040(25) Policy - Develop and implement a long-term and comprehensive acquisition, dedication and management program for open spaces.

Section 19. A new Section 20B.50.040(30) is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20B.50.040(30) Policy - Preserve Redmond's semi-rural characteristics, such as abundant open space, by allowing clustered residential development that provides a significant percentage of useable open space where compatible in style and function with surrounding neighborhoods.

Section 20. Section 20B.60.040(40) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20B.60.040(40) Policy - Require road improvements commensurate with density and avoid development of roads to urban standards (i.e., underground, wiring, sidewalks and gutters) in low density, semi-rural areas.

Section 21. Section 20B.70.020(35) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20B.70.020(35) Policy - Preserve semi-rural characteristics in areas planned for one dwelling per acre and lower densities by avoiding the excess capacity in community facilities, such as sewer, water, and arterial street improvements, which encourage growth.

Section 22. A new Section 20B.70.020(40) is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20B.70.020(40) Policy - Develop a Capital Improvement Program that would include information developed in the neighborhood planning process that will provide a phased and orderly development of public services and facilities within the defined future growth boundary.

Section 23. A new Section 20B.70.020(45) is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20B.70.020(45) Policy - Use the phasing schedule for public facilities and services defined in the Capital Improvement Program as a basis for land

use, development approval and annexation decisions.

Section 24. A new Section 20B.70.020(50) is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20B.70.020(50) Policy - Allow developers to participate in the provision of public facilities and services prior to the phased schedule if the development is consistent with other goals and policies related to growth and impacts to community services can be fully mitigated.

Section 25. A new Section 20B.70.050(35) is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20B.70.050(35) Policy - Develop and implement a comprehensive storm water management plan which utilizes to the maximum extent practicable natural drainage ways.

Section 26. A new Section 20B.70.050(40) is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20B.70.050(40) Policy - Allow storm water retention areas to be used as partial fulfillment of open space requirements.

Section 27. Section 20B.80.020(40) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20B.80.020(40) Policy - Pursue an annexation program consistent with the boundaries identified in the Growth Management Plan map.

Section 28. A new Section 20B.80.020(45) is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20B.80.020(45) Policy - Base annexation decisions on the economic phasing and timing of the provision of public facilities and services.

Section 29. A new Section 20B.80.020(50) is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20B.80.020(50) Policy - Make annexation decisions consistent with the schedule of timed improvements defined in the Capital Improvement Program.

Section 30. Section 20B.80.030(10) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

20B.80.030(10) Policy - Encourage the coordination of land use planning with neighboring jurisdictions through the use of Sphere of Influence contractual agreements.

Section 31. A new Section 20B.80.040 is hereby added to the Redmond Municipal Code and Community Development Guide to read as follows:

20B.80.040 SPHERE OF INFLUENCE AND 1990 GROWTH BOUNDARY MAP

A Sphere of Influence area has been defined for the City of Redmond which utilizes 124th Avenue N.E. as the west boundary, N.E. 145th to the north, Lake Washington School District boundary to the south, and the boundary between the Cedar River Basin and the Snoqualmie River Basin to the east. The Sphere of Influence is defined as an area where the City of Redmond may or may not plan to annex, but where actions related to land use and public services and facilities may potentially have impacts upon the City.

The 1990 Growth Boundary identifies an area into which the City will not annex until the City is able to provide all the necessary services and facilities to adequately serve the population within the Growth Boundary. The horizon year is not binding in the sense that annexations outside the Boundary may occur prior to that time if the City can provide for the additional population. The 1990 Growth Boundary is defined by 132nd Avenue N.E. to the west, N.E. 124th and N.E. 116th to the north, Avondale Road and 196th Avenue N.E. to the east, and the current city limits to the south.

Section 32. Section 20B.90.040 of the Redmond Municipal Code and Community Development Guide adopting a Land Use Plan Map is hereby amended to read as follows:

20B.90.040 LAND USE PLAN MAP

20B.90.040(05) Adoption of Land Use Plan Map - The map entitled Land Use Plan - November 1, 1982, which shall appear on the following page in this code is a schematic representation of the Official Land Use Plan Map and is to be used for reference only.

20B.90.040(10) Maintenance of Official Map - The designation, location and boundaries of the Land Use Plan categories, together with all notations and references shall be maintained on a series of overlays in a Kroll Map Atlas. The overlays are to be utilized as the official land use plan map of the City and are hereby incorporated in full by this reference.

Section 33. There is hereby added to the Appendix of the Redmond Municipal Code and Community Development Guide the following appendices which are attached hereto and hereby incorporated in full by this reference:

1. Appendix B. Clustering Criteria Guidelines for Bear-Evans Creek Valley - Exhibit B
2. Appendix C. Clustering Criteria Guidelines for Outlying Bear Creek Area- Exhibit C
3. Appendix D. Annexation Criteria Guidelines - Exhibit D

Section 34. This ordinance shall be in full force and effect thirty (30) days after passage and publication by posting as provided by law.

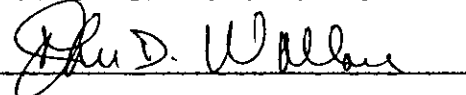
CITY OF REDMOND

  
MAYOR, CHRISTINE T. HIMES

ATTEST/AUTHENTICATED:

  
CITY CLERK, PAUL F. KUSAKABE

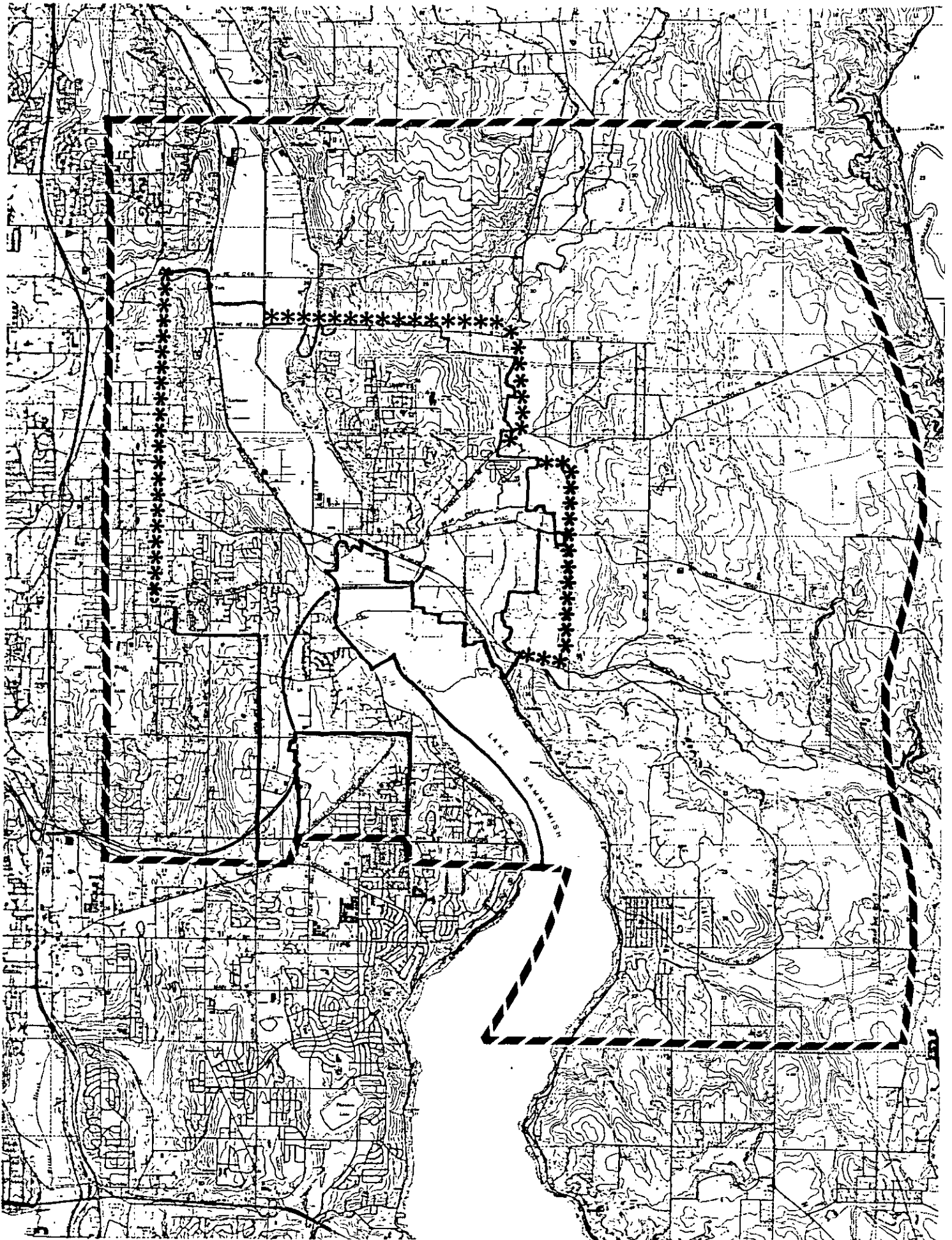
APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

BY 

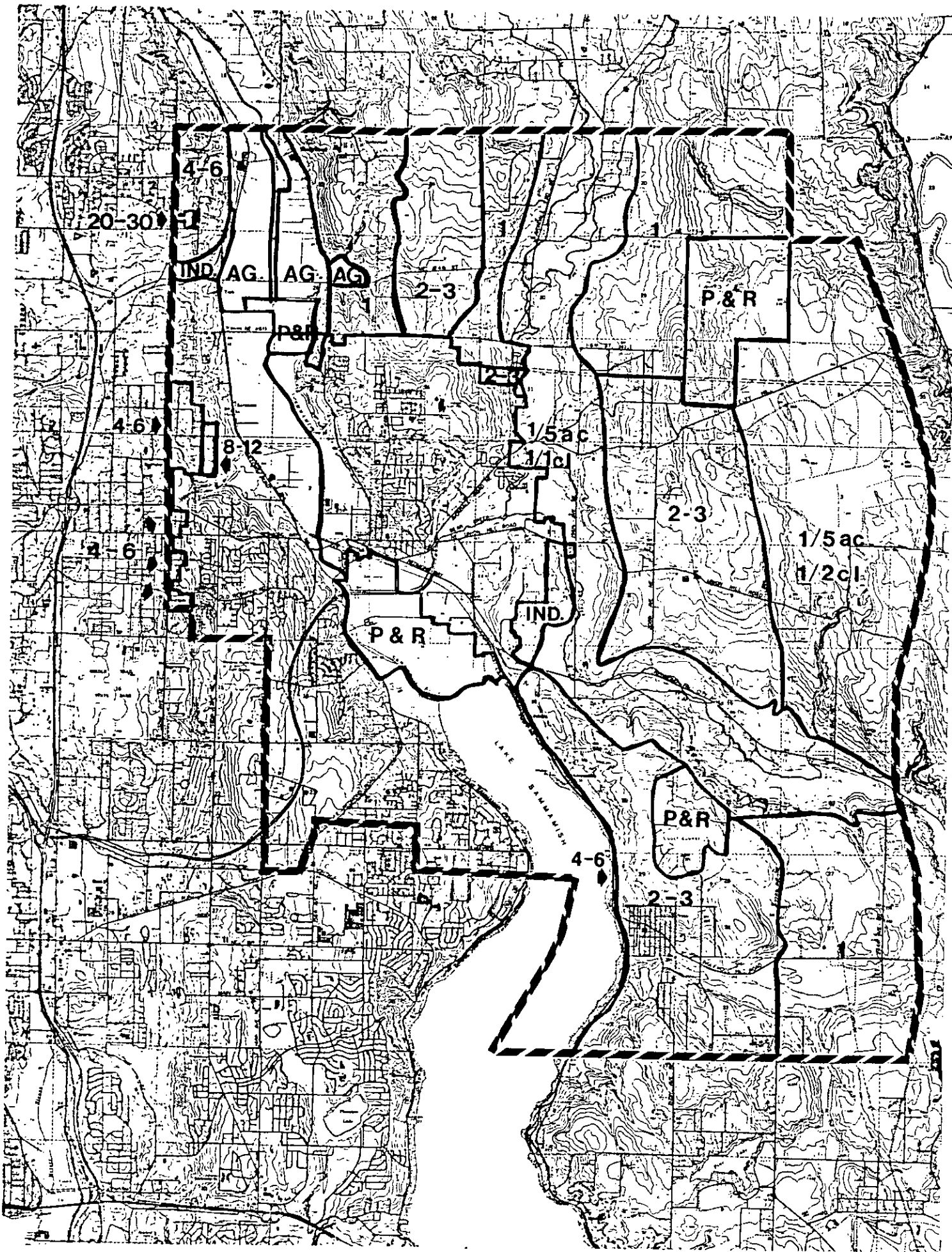
FILED WITH THE CITY CLERK:	December 6, 1982
PASSED BY THE CITY COUNCIL:	December 7, 1982
SIGNED BY THE MAYOR:	December 7, 1982
POSTED:	December 9, 1982
EFFECTIVE DATE:	January 8, 1983



1990 GROWTH BOUNDARY MAP



LAND USE PLAN MAP



APPENDIX B

CLUSTERING CRITERIA GUIDELINES  
FOR THE  
BEAR-EVANS CREEK VALLEY

Land Use: One dwelling unit per 5 acres unless the 1  
du/acre clustering criteria can be met.

1. Minimum parcel size allowed to take advantage of these provisions shall be five (5) acres. Existing smaller parcels shall be limited to one dwelling unit.
2. Development shall be on soils without severe development limitations due to such conditions as poor drainage, steep slopes, unstable soil, or natural drainage channels.
3. Development shall be setback a distance from arterials to be visually buffered by existing vegetation, existing land features, or a minimum distance of 100 feet of open pasture so as to preserve the rural characteristics of the site.
4. Structures will be clustered on a contiguous area of no more than 40% of the site.
5. No more than 50% of wooded portions of the site can be cleared, unless a plan for revegetation is superior to existing conditions and acceptable to the City.
6. Existing rural structures may be retained without affecting the location of the clustering.
7. Development shall be controlled so that the rate of post development storm water runoff, for the 20 year storm, will be equal to or less than the rate prior to development.
8. Access driveways to development shall be of rural character and not impede natural drainage.
9. An existing vegetation corridor of a minimum of 50 feet will be maintained in its natural state on each side of creeks in the Bear-Evans Creek System.
10. Identify and maintain wetlands as defined by the vegetative criteria of the U.S. Fish and Wildlife Service in their natural state, and provide a buffer around the wetland for protection.
11. The course of stream beds shall not be altered.
12. All clustered developments shall be subject to a design review process.

APPENDIX C

CLUSTERING CRITERIA GUIDELINES  
FOR THE  
OUTLYING BEAR CREEK AREA

Land Use: One dwelling unit per 5 acres unless the 1 du/2 acre clustering criteria can be met.

1. Development shall be on soils without severe development limitations due to such conditions as poor drainage, steep slopes, unstable soil, or natural drainage channels.
2. Development shall be setback a distance from arterials to be visually buffered by existing vegetation, existing land features, or a minimum distance of 100 feet of open pasture so as to preserve the rural characteristics of the site.
3. Structures will be clustered on a contiguous area of no more than 40% of the site.
4. No more than 50% of wooded portions of the site can be cleared, unless a plan for revegetation is superior to existing conditions and acceptable to the City.
5. Existing rural structures may be retained without affecting the location of the clustering.
6. Development shall be controlled so that the rate of post development storm water runoff, for the 20 year storm, will be equal to or less than the rate prior to development.
7. An existing vegetation corridor of a minimum of 50 feet will be maintained in its natural state on each side of creeks in the Bear-Evans Creek System.
8. Identify and maintain wetlands as defined by the vegetative criteria of the U.S. Fish and Wildlife Service in their natural state, and provide a buffer around the wetland for protection.
9. The course of stream beds shall not be altered.
10. All clustered developments shall be subject to a design review process.
11. Individual and community septic or sanitary systems are acceptable if demonstrated feasible.
12. A minimum of 10 acres shall be required to be eligible for clustered developments.
13. Provide road improvements commensurate with density and avoid development roads to urban standards.
14. Special provisions for livestock are to be established to assure environmental quality.

APPENDIX D

GROWTH MANAGEMENT  
ANNEXATION CRITERIA GUIDELINES

1. All annexations that are consistent with the Land Use Plan will be supported.
2. Annexation requests that will not have a negative fiscal impact to the City and can provide public benefits to the City's residents will be supported.
3. Annexation requests will be supported for any area in which property owners agree to pay for improvements to roads and utilities needed for the appropriate level of service.
4. Annexation requests that reduce a deficiency in the supply of a particular land use (as documented in the infill study) will be supported.
5. Annexation requests that lend to the efficient provision of services to the City, such as police, fire, water, sewer, and transportation, will be supported.
6. Annexation requests that allow for the control over land uses along major entrance corridors will be supported.
7. Annexation requests will be supported that improve the environmental quality and semi-rural characteristics of the City as defined in growth management goals and policies, including but not limited to:
  - A. Open spaces
  - B. Trail and park systems (in accordance with adopted standards in the Community Development Guide)
  - C. Preservation of environmentally sensitive areas
  - D. Maintains existing agricultural lands
  - E. Maintains diversity of habitat for existing flora/fauna

Note: To be used to evaluate annexation requests. It is not necessary to meet all criteria.